

1.0 INTRODUCTION

In compliance with Section 15132 of the California Environmental Quality Act (CEQA) *Guidelines*, this document serves as the Final EIR for the proposed Mission Village project (County Project No. 04-181), which consists of the following discretionary project approvals:

- (a) *Vesting Tentative Tract Map No. 061105*
- (b) *Significant Ecological Area (SEA) Conditional Use Permit No. RCUP200500080 for project-level development, including utilities within the Specific Plan's River Corridor Special Management Area (SMA)/SEA 23 boundaries*
- (c) *Conditional Use Permit RCUP200500081 to authorize*
 - (i) *development of 73 second dwelling units;*
 - (ii) *care facilities associated with the proposed continued care retirement community;*
 - (iii) *grading associated with the extension of Westridge Parkway and Commerce Center Drive and the construction of off-site improvements, including the extension of Magic Mountain Parkway, a utility corridor, a water quality basin, an electrical substation, and water tanks; and*
 - (iv) *on-site grading and development of project related infrastructure (including water tanks and utilities.*
- (d) *Oak Tree Permit No. ROAK200500032 (project site)*
- (e) *Oak Tree Permit No. T200500043 (off-site extension of Magic Mountain Parkway)*
- (f) *Parking Permit RPKT200500011 to authorize off-site and reciprocal parking across lot lines*

As required, this document provides responses to written comments received on the Draft EIR and response to public testimony received at a public hearing before the County of Los Angeles Planning Commission on November 10, 2010. The initial public review and comment period for the Draft EIR was from September 28, 2010 to November 11, 2010 (45 days). The public comment period was subsequently extended by the Regional Planning Commission to January 4, 2011, providing an additional 54 days for review and comment. As a result, a total of 99 days were provided for public review and comment. To ensure public access to the Draft EIR, copies of the document were made available for review at four local libraries, as well as the Department of Regional Planning offices. In addition, the Draft EIR was made available on the Department of Regional Planning's website. Section 15132 of the *State CEQA Guidelines* requires that the Final EIR consist of the following elements:

- (a) *The Draft EIR or a revision of the draft.*¹
- (b) *Comments and recommendations received on the Draft EIR either verbatim or in summary.*²
- (c) *A list of persons, organizations, and public agencies commenting on the Draft EIR.*
- (d) *The responses of the Lead Agency to significant environmental points raised in the review and consultation process.*
- (e) *Any other information added by the Lead Agency.*

The Final EIR is organized in the following manner:

- 1.0 Introduction
- 2.0 Topical Responses, Comment Letters, and Responses to Comment Letters
- 3.0 Hearing Testimony and Responses
- 4.0 Revised Draft EIR Pages

Appendix to the Final EIR

- F1.0 Introduction Support Documentation
- F4.1 Geotechnical and Soil Resources Documentation
- F4.2 Hydrology Documentation
- F4.3 Biota Documentation
- F4.5 Traffic/Access Documentation
- F4.8 Water Service Documentation
- F4.9 Wastewater Disposal Documentation
- F4.16 Agricultural Resource Documentation
- F4.19 Environmental Safety Documentation
- F4.20 Cultural/Paleontological Resources Documentation
- F4.22 Water Quality Documentation
- F4.23 Global Climate Change Documentation

¹ All references to the Draft EIR are to the Draft EIR for the Mission Village project, SCH No. 2005051143, released for public comment on September 28, 2010 to January 4, 2011 (99 days), and incorporated by reference into the Final EIR (*State CEQA Guidelines*, Sections 15132, 15150, and 15362).

² Ibid.

A list of the persons, organizations, and public agencies commenting on the Draft EIR is presented in the Table of Contents. Comments received, in writing and orally, on the Draft EIR are presented and responded to in the sections entitled “Topical Responses, Comment Letters, and Responses to Comment Letters” and “Hearing Testimony and Responses.” A revision of the Draft EIR is presented in the section entitled “Revised Draft EIR Pages.” Lastly, “Appendix to the Final EIR” contains documents cited as an appendix to this Final EIR.